

PLANNING APPLICATION

1. Name and Address of applicant	Name and Address of Agent
SUSAN MITCHELL 25/1 BRIDGE STREET DUNBURGHT Post Code: EH15 1DB Tel. No. [REDACTED] E-mail address: [REDACTED]	 Post Code: [REDACTED] Tel. No. [REDACTED] E-mail address: [REDACTED]

2. Full Postal Address of Application Site (edged in red on the site plan)

HILL TERRACE, STON, GUNASHELS TD1 2RJ
 GARDEN SITE OPPOSITE 1 HILL TERRACE

Is this address a flat?
 Yes No

3. Brief Description of Proposed Development

SINGLE STOREY DWELLING WITH CAR PARKING AND GARDEN

4. Type of Application (tick one box only)

- (a) Full application for new building works and/or a change of use and/or engineering works
- (b) Full application for a change of use not involving any building works
- (c) Planning permission in Principle
- (d) Approval of matters specified in conditions (pursuant to a Planning Permission in Principle)
- (e) Application for removal or variation of a condition on a planning permission previously granted (Please indicate reference number of previous application)
- (f) Application for renewal of a limited period permission (Please indicate reference number of previous application)
- (g) Application for renewal of an unimplemented permission (You need only answer Questions 17 and 18) (Please indicate reference number of previous application)

5. Applications for Matters Specified in Conditions (if you ticked (d) in Q.4, please complete)

(a) State the reference number and date of the planning permission in principle

(b) State which of the conditions are submitted for approval as part of this application:

All Conditions (please tick) or Condition Numbers

6. Pre-Application Discussion and Consultation

(a) Has assistance or prior advice been sought from Scottish Borders Council about this application?

Yes No

If yes, please complete the following information about the advice you were given:

Officer Name: Date:

Council Reference:

(b) Has Pre-Application Consultation taken place (for MAJOR developments: See Notes for Guidance)?

Yes No

If Yes, a Pre-application Consultation Report should accompany this application

7. Site Area	8. State whether applicant owns or controls any adjoining land (edged in blue on submitted plans)
..... 0.5 hectares	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

9. Existing/Proposed Uses

Please indicate all existing and proposed uses that are the subject of this application:

Existing	Proposed
GARDEN AREA	SINGLE HOUSE

10. Commerce and Business

(A) Floorspace Please indicated the total amount of floorspace (in square metres) to which this application relates	
Existing -	Proposed -
(A) Employment Please indicate the number of staff employed (including part-time):	
Existing -	Proposed -
(B) Traffic Flow What is the anticipated traffic flow to the site during a normal working day? (No. of vehicles moving in and out of the site) (Include all vehicles except those used by individual employees driving to work)	
Existing -	Proposed -
(C) Industrial Processes In the case of industrial development, please give a description of the processes to be carried on and of the end products, as well as the type of machinery to be installed:	
(D) Storage of Hazardous Substances Will the proposal involve the use or storage of any materials of a type and quantity defined as hazardous substances? If YES, please state materials and quantities below:	

11. Car Parking

Please indicate car parking facilities/spaces:

Existing: 2 Proposed: 3

12. Accesses and Rights of Way (Please tick those that apply)

- (A) There will be no new access to a highway (either vehicle or pedestrian), no alteration to an existing access to a public road and no alteration to any public right of way or other public path
- (B) There will be a new or altered access to a public road Vehicular Pedestrian
- (C) A public right of way or other public path will be affected by the proposed development

13. Trees

Will the proposed development involve the felling of any trees? Yes No
 (If YES, please indicate positions on plan)

14. Drainage and Water Supply

(A) Please state how surface water will be disposed of: TO DRAINS

(B) How will foul sewage be dealt with?

Mains sewer Septic Tank and Soakaway Other (Please specify).....

(C) From where will the proposed development receive its water supply?

Public mains supply Private source

Where the water supply is from a private source, has any testing or analysis been undertaken?

Yes No

Please indicate position of source on location/site plan, and where possible provide details of the source (e.g. borehole, spring etc.), and of any related pipework or apparatus

15. Materials

Please state type and colour of materials to be used (if known)

	EXISTING	PROPOSED
Exterior Walls		
Roof		
Windows		

16. Additional Information

Is there any additional information you wish to give in support of this application?

OUTLINE Planning Permission HAS BEEN GRANTED
 MANY YEARS AGO. THIS HAS NOW LAPSED.
 ACCESS TO A7 AT GIBBSIES ROAD VIA UNPAVED
 ROADWAY WITHIN OUTLINE WAS GRANTED PREVIOUSLY
 THE BUILDING AT THE A7 JUNCTION WAS RETAIL

17. Declaration

I hereby apply for planning permission and declare that, to the best of my knowledge, the information contained in this application and on the submitted plans is correct.

I attach FOUR copies of the application forms and enclose the application fee of £401, together with:

- Four sets of the necessary plans and drawings
- In the case of MAJOR developments, a Pre-Application Consultation Report
- A Design and Access Statement or Design Statement, where the application site is situated within a conservation area, historic garden or designed landscape, a National Scenic Area, the site of a scheduled monument or the curtilage of an A Listed Building (see Notes for Guidance for further information)

Signed..... on behalf of..... Date.....

18. Please complete Certificate A and Certificate B (please tick ONE box in each)

CERTIFICATE A under Section 35 of the Town and Country Planning (Scotland) Act 1997, as amended

I certify that:

- At the beginning of a period of 21 days ending with the date of this application, nobody other than the applicant was the owner¹ of all of the land to which the application relates
- OR
- The applicant has given the required notice to everyone who, at the beginning of the period of 21 days ending with the date of the accompanying application, was the owner¹ of any part of the land to which the application relates, as listed below:

Owner's Name	Address at which notice was served	Date on which notice was served
Susan Atkinson		

Signed.....

..... on behalf of Susan M. Atkinson Date 18 Dec 2017

CERTIFICATE B under Section 35 of the Town and Country Planning (Scotland) Act 1997, as amended

I certify that:

- At the beginning of a period of 21 days ending with the date of this planning application, none of the land to which the application relates is, or is part of, an agricultural holding;
- OR
- The applicant has given the required notice to every person other than the applicant who, at the beginning of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's Name	Address at which notice was served	Date on which notice was served

Signed.....

..... on behalf of Susan M. Atkinson Date 18 Dec 2017

¹ An owner includes anyone with a lease on the land that has at least seven years left to run



TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Town and Country Planning (General Development Procedure) (Scotland) Order 1992

Application for Planning Permission

Reference : 04/02114/FUL

To : Mr And Mrs A Aitchison per Practical Intelligence 61 West High Street Lauder TD2 6TF

With reference to your application validated on 5th November 2004 for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Erection of dwellinghouse (amendment to previous consent 96/01446/FUL)

at : 29 Cockholm Crescent Stow Scottish Borders TD1 2RH

The Scottish Borders Council hereby **grant planning permission** in accordance with the approved plan(s) and the particulars given in the application and in accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 **subject to the following condition:-**

that the development to which this permission relates must be begun within five years from the date of this consent.

and **subject to the conditions on the attached schedule** imposed by the Council for the reasons stated

Dated 2nd February 2005
Economic Development and Environmental Planning
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA

Signed

Head of Development Control



Application reference: 04/02114/FUL

SCHEDULE OF CONDITIONS

- 1 Prior to the occupation of the dwellinghouse the means of boundary screening around the decking to be agreed with the Planning Authority.
Reason: To safeguard the amenity of the adjoining residential properties.

FOR THE INFORMATION OF THE APPLICANT

N.B: This permission does not include any consent, approval or licence necessary for the proposed development under the building regulations or any other statutory enactment and the development should not be commenced until all consents are obtained.

In advance of carrying out any works it is recommended that you contact Utility Bodies whose equipment or apparatus may be affected by any works you undertake. Contacts include:

Transco, Susiephone Department, 95 Kilbirnie Street, Glasgow, G5 8JD

Scottish Power, Riccarton Mains Road, Currie, Edinburgh, EH14 5AA

East of Scotland Water (Borders Division), West Grove, Waverley Road, Melrose, TD6 9SJ

British Telecom, National Notice Handling Centre, PP404B Telecom House, Trinity Street, Stoke on Trent, ST1 5ND

Scottish Borders Council, Street Lighting Section, Council HQ, Newtown St Boswells, Melrose, TD6 0SA

Cable & Wireless, 1 Dove Wynd, Strathclyde Business Park, Bellshill, ML4 3AL

BP Chemicals Ltd, PO Box 21, Bo'ness Road, Grangemouth, FK2 9XH

THUS, Susiephone Department, 4th Floor, 75 Waterloo Street, Glasgow, G2 7BD

Susiephone System – 0800 800 333

If the applicant is aggrieved by the decision of the Planning Authority, an appeal may be made to the Scottish Ministers under Section 47 of the Town and Country Planning (Scotland) Act 1997, within six months from the date of this notice. The appeal should be addressed to the Chief Reporter, Scottish Executive Inquiry Reporter's Unit, 4 The Courtyard, Callendar Business Park, Callendar Road, Falkirk, FK1 1XR.

If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner may serve on the Planning Authority a purchase notice requiring the purchase of his interest in the land in accordance with the provisions of Part V of the Town and Country Planning (Scotland) Act, 1997.

SCOTTISH BORDERS COUNCIL
APPLICATION FOR PLANNING PERMISSION

PART II

Reference Number: 04/02114/FUL

Site: 29 Cockholm Crescent, Stow, Scottish Borders, TD1 2RH

Proposal: Erection of dwellinghouse (amendment to previous consent 96/01446/FUL)

Applicant: Mr & Mrs A Aitchison

Agent: Practical Intelligence

Officer: Hamish Bell

Observations by Development Control Officer

This is a full application for the erection of a two storey split level detached house on this site at the southern end of Craigend Road in Stow. The land is currently an open plot and is surrounded by houses and their attached gardens.

The plans propose a living room, a bedroom and a kitchen on the ground floor and two bedrooms on the lower ground floor. A timber balcony is proposed the full length of the house on the southern elevation at the upper floor level and another deck is proposed on the eastern side accessed from the kitchen area. Two parking spaces are proposed from Craigend Road. The plans propose to use renewable energy and sustainable components within the design.

Two letters of objection have been received from residents in Hill Terrace located to the south of the site. The points they raise mainly relate to access and ownership issues into Hill Terrace.

The site has previously been granted full planning consent for a house in 1996 and therefore the principle cannot reasonably be challenged. I still await comments from Scottish Water and I am aware of the current embargo on discharges into the public sewerage system. However, given this proposal was one of two houses previously approved, the first house been built and the initial consent therefore remains live. Consequently I expect Scottish Water to honour the previous commitment for this plot and do not envisage this to be a problem.

29 Cockholm Crescent
Stow
TD1 2RH



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Pat D Copy
04/02114/FUL
RECEIVED 05 APR 2004

PROPOSED HOUSE
AT
29 COCKHOLM CRESCENT
STOW



PRACTICAL INTELLIGENCE

61 WEST HIGH STREET
LAUDER TD2 6TF
01578 727534

ednowak@lineone.net

